

## 44A FLAT 1, BARON TAYLOR STREET INVERNESS, IV1 1QG

£115,000  
FREEHOLD

Welcome to this charming flat located on Baron Taylor Street in the heart of Inverness! This delightful property boasts 1 reception room, 2 cosy bedrooms, and a modern bathroom, making it the perfect place to call home.

The bathroom is sleek and contemporary. The flat's layout is practical and functional, perfect for those seeking a comfortable and convenient living space.

With its prime location in Inverness, residents will enjoy easy access to local amenities, shops, restaurants, and public transport links. Whether you're looking for a peaceful sanctuary or a bustling city lifestyle, this flat offers the best of both worlds.

Book a viewing today and envision the possibilities that this property holds for you!




**home sweet home**  
estate agents  
your local property experts



Illustration For Identification Purposes Only.  
Not To Scale (ID:1014210 / Ref:86288)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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